

Application to designate a Neighbourhood Area

Town and Country Planning Act 1990

Neighbourhood Planning (General) Regulations 2012

1. Name of Parish Council – **FINDERN PARISH COUNCIL**

2. Name of Neighbourhood Area – **FINDERN PARISH**

3. Parish Clerk details: - **Kate Sharpe – Clerk & RFO**

**Findern Parish Council
Parish Rooms
Lower Green
Findern
Derbyshire
DE65 6AD**

Email: [REDACTED]
[REDACTED]

4. Details for primary contact (if different to Parish Clerk) – as above.

5. Additional contact: - **Tammy Brown – Chairman of Findern Parish Council**

Email: [REDACTED]
[REDACTED]

6. Relevant body:

I confirm that we (Findern Parish Council) are the relevant body to undertake neighbourhood planning in our area in accordance with Section 61G of the 1990 Act and Section 5C of the 2012 Regulations.

7. Intention of the Neighbourhood Area:

We intend to undertake a Neighbourhood Development Plan.

8. Explanation/justification of choice of area:

The residents of the parish of Findern seek to develop a Neighbourhood Development Plan to enable the local community to influence development and growth in our area; we have designated the parish boundary as the area which will be covered by the plan. The area conforms with boundaries from any of the available local statistics and the ongoing South Derbyshire District Council local planning process.

The parish of Findern is bordered by Derby City to the north and to the west and south, the A38 and A50. The parish sits on the urban-rural fringe. The community of Findern village feels rooted in the countryside and the village's historic centre surrounded by farming land and a rural environment, with important nature and wildlife sites to the south of the village; whilst the community of the new Highfields housing estate, which is adjacent to the boundary with Derby City, looks towards this urban area and the services it offers.

It is considered important to include the whole of the parish within the development plan so that it reflects the unique stance of the two communities within the parish and ensure what is important to both is protected. Findern has been identified as a Local Services Village within the adopted Local Plan, with Highfields designated as a potential local centre for retail.

It is concerning that during the production of the adopted Local Plan, it was established that Derby City could not accommodate all its housing needs within its administrative boundary. The countryside setting of the parish of Findern, and the proximity to Derby all add to the pressures for development in and around the parish, making it essential for the residents of the parish to have their say and help develop a plan which contributes positively to the area.

It was considered whether the area to be designated should be expanded to include neighbouring parishes. Willington is undertaking its own neighbourhood development plan. Neither Egginton and Burniston are currently looking at their own neighbourhood development plans; however, it was decided that an invitation to these parishes for inclusion in a wider area would make the plan more complicated because of their conflicting requirements, e.g., proximity to the proposed Freeport initiative and in the case of Burnaston, having the Toyota manufacturing plant within its boundary.

Findern Parish Council has been established for many years and is recognised by the majority of residents as the local administrative and body serving the whole of the designated area; therefore, it will help the process if the Parish Council is seen to contribute on the development of the plan. It will help residents understand the steps involved and show clear leadership and purpose, encouraging residents to identify with and support the development of the plan. The Parish Council can also contribute in terms of the required finance management. Regular communication is aided by the majority of the area selected being covered by the planned parish newsletter which will be delivered to all houses in the village and the Highfields development.

Residents do want to have a say in the future planning of the village and surrounding area. In a recent survey of all households in the parish, 100% respondents from both the village and the new housing estate of Highfields supported a Neighbourhood Development Plan with 32 respondents indicating that they would be interested in being involved in the process.

9. Extent of the area (map to be included)

The Findern Parish boundary has been adopted as the proposed Findern Neighbourhood Development Plan area boundary. See attached plan.

10. Declaration:

Findern Parish Council hereby apply to designate a neighbourhood area as described on this form and the accompanying plan.

Signed



Position - CLERK & RESPONSIBLE FINANCIAL OFFICER
FINDERN PARISH COUNCIL

Date - 19 July 2023

Signed



Position - CHAIRMAN
FINDERN PARISH COUNCIL

Date - 19 July 2023